



2 Trinity View, Bomere Heath, Shrewsbury, Shropshire, SY4 3QR

Offers in Excess of £335,000

Constructed in 2018 by reputable builders, Galliers Homes, this spacious and beautifully presented 3 bedroom, detached home occupies an enviable position on a sought-after development. The generous accommodation comprises: Entrance Hall, Guest Cloakroom, Kitchen/Dining Room, Utility Room with under-stair storage, Master Bedroom with ensuite, 2 further good-sized bedrooms and family bathroom. To the side of the property is a private drive leading to detached garage. Early viewing is highly recommended.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Entrance Storm Porch

Double glazed composite entrance door.

Entrance Hall

Radiator, stair case leading to First Floor Landing.

Cloakroom/WC 5' 1" x 3' 1" (1.55m x 0.94m)

Fitted with wash basin and WC, electrical consumer unit, radiator.

Kitchen/Dining Room 16' 8" x 9' 3" (5.08m x 2.82m)

Lovely large, light open space with double glazed window to the front, side access overlooking garden, uPVC French doors open on to rear garden. The Kitchen is fitted with grey gloss fronted units, laminate work tops, inset double sink unit, electric oven, 4 ring gas hob, glass splash and filter hood over and integrated fridge freezer.

Living Room 16' 8" x 10' 7" (5.08m x 3.22m)

3 double glazed windows 1 to the front and 2 to the side providing plenty of natural lighting, 2 radiators.

Utility 5' 9" x 6' 4" (1.75m x 1.93m)

Base unit, laminate work top with sink unit inset, space and plumbing for washing machine and dishwasher, wall mounted gas fired central heating boiler, under stairs storage, uPVC double glazed door leading to Driveway and Garage.

First Floor Landing 10' 10" x 6' 8" (3.30m x 2.03m)

Double glazed window, double radiator, built in storage cupboard.

Master Bedroom 9' 9" x 9' 6" (2.97m x 2.89m)

Dual aspect double glazed windows to front and side, 2 double radiators, built in wardrobe with mirror fronted sliding doors, access to loft space.

En-suite Shower Room 4' 10" x 6' 0" (1.47m x 1.83m)

Fitted with fully tiled corner shower unit, wash basin, WC, half tiled to further wall areas, double glazed window, radiator.

Bedroom 2 9' 7" x 10' 7" (2.92m x 3.22m)

Dual aspect double glazed windows to front and side, radiator.

Bedroom 3 6' 10" x 8' 5" (2.08m x 2.56m)

Dual aspect double glazed windows to side and rear, radiator.

Bathroom 5' 6" x 6' 8" (1.68m x 2.03m)

Fitted with 'P' shape bath with shower over, wash basin, WC, fully tiled around the bath, half tiled to further wall area, extractor fan, double glazed window to the rear, radiator.

Rear Garden

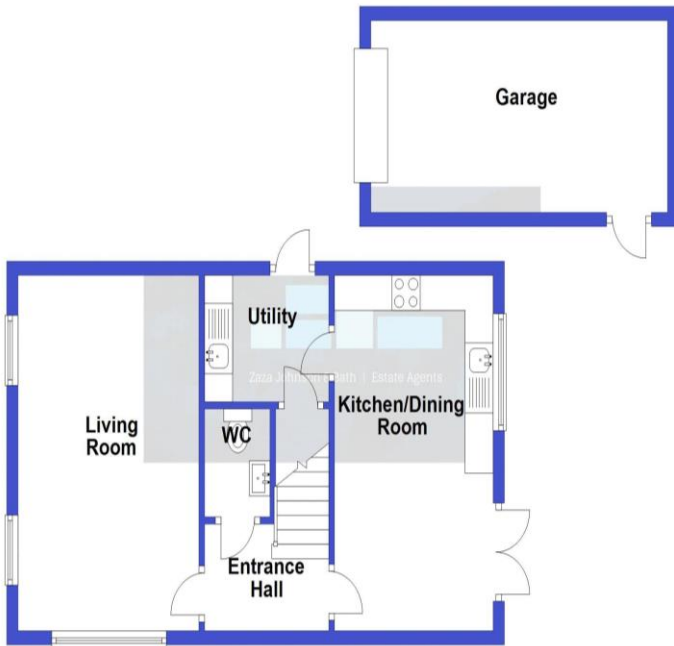
Approached onto a paved patio with lawn beyond, raised borders and enclosed by fencing. Access to the garage and driveway to the rear of the property providing parking for 2 cars.

Council Tax Band D

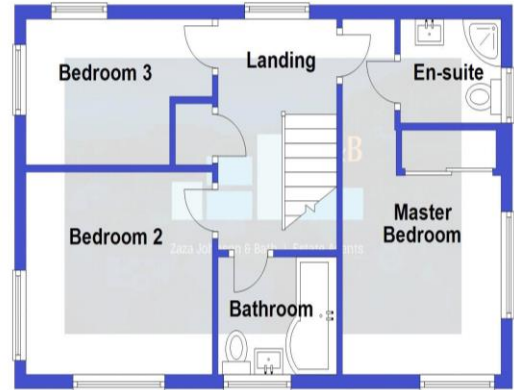
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



First Floor



FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

2, Trinity View Bomere Heath SHREWSBURY SY4 3GR	Energy rating B	Valid until: 22 November 2028 Certificate number: 9361-3817-7691-9528-9815
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Property type
Detached house

Total floor area
88 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage